

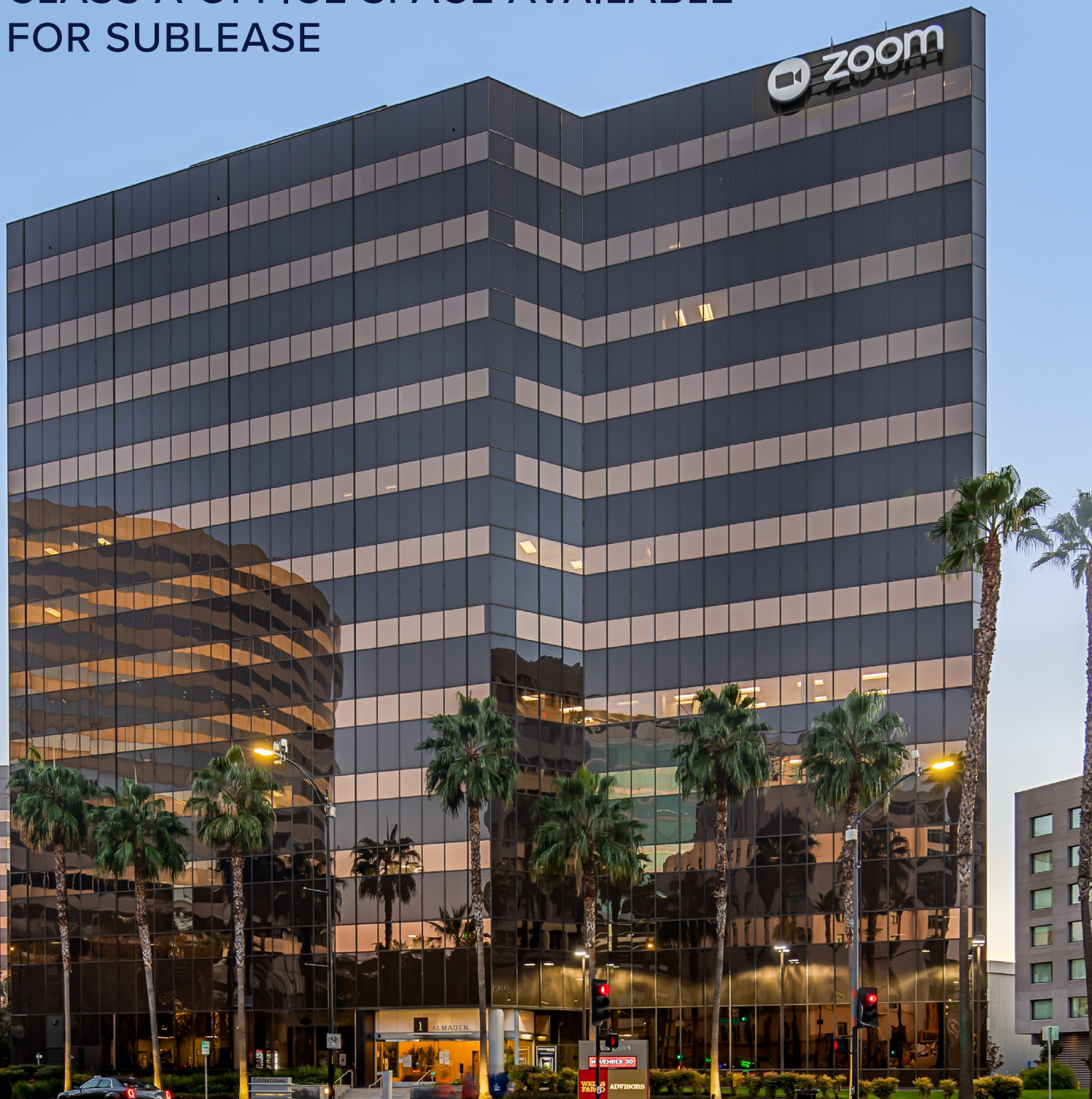
1 ALMADEN BOULEVARD

12TH FLOOR, SAN JOSE



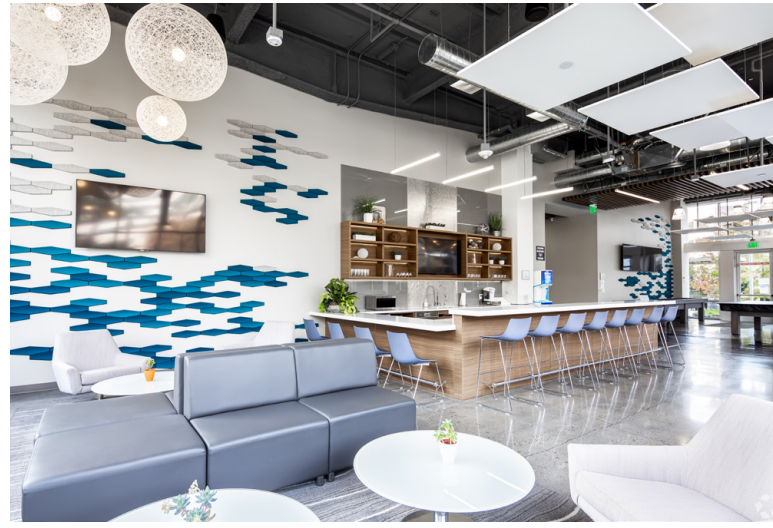
± 13,140 RSF

**CLASS A OFFICE SPACE AVAILABLE
FOR SUBLEASE**



HIGHLIGHTS

- Size: 13,140 SF
- Plug & Play
- Prime Downtown San Jose Location
- High Identity, Class A Professional Services Space
- Top Floor with Expansive Views
- 0.5 Mile Walk to Diridon Station
- Newly Renovated in 2018 with Expansive Lobby, Breakroom, Title-24 Compliant
- Parking: 3.1/1,000
- Available: Immediately
- LED: 6/30/2027
- Price: \$3.95 Full Service

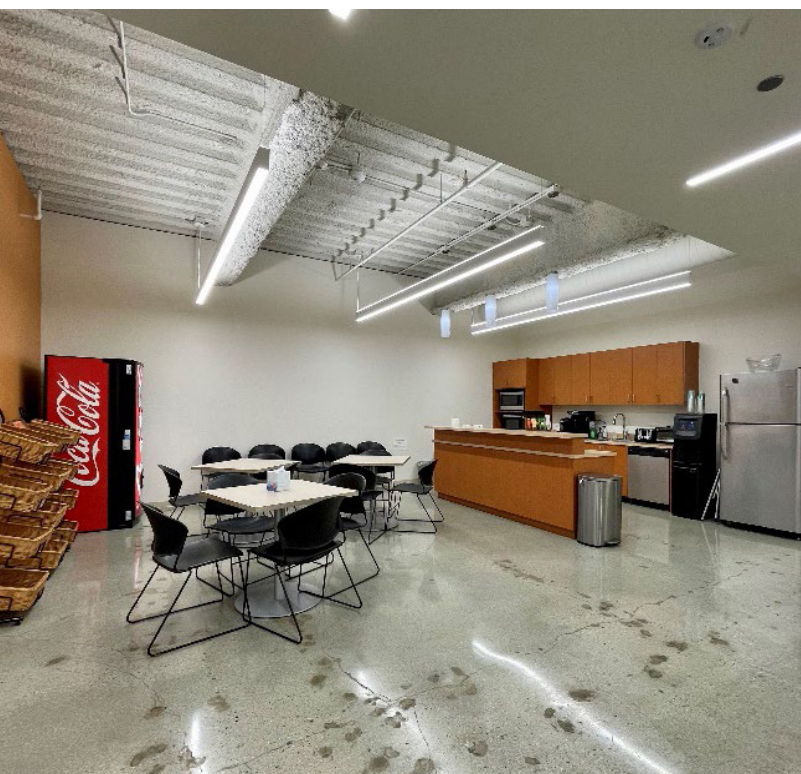


FLOOR PLAN

12TH FLOOR: ± 13,140 RSF

- 23 OFFICES
- 10 CONFERENCE ROOMS
- 1 BOARDROOM
- BREAKROOM
- TOP FLOOR VIEWS





AMENITY MAP



168+

Cafes & Eateries



1500+

Hotel Rooms



16+

Apartment &
Condominium Projects



13+

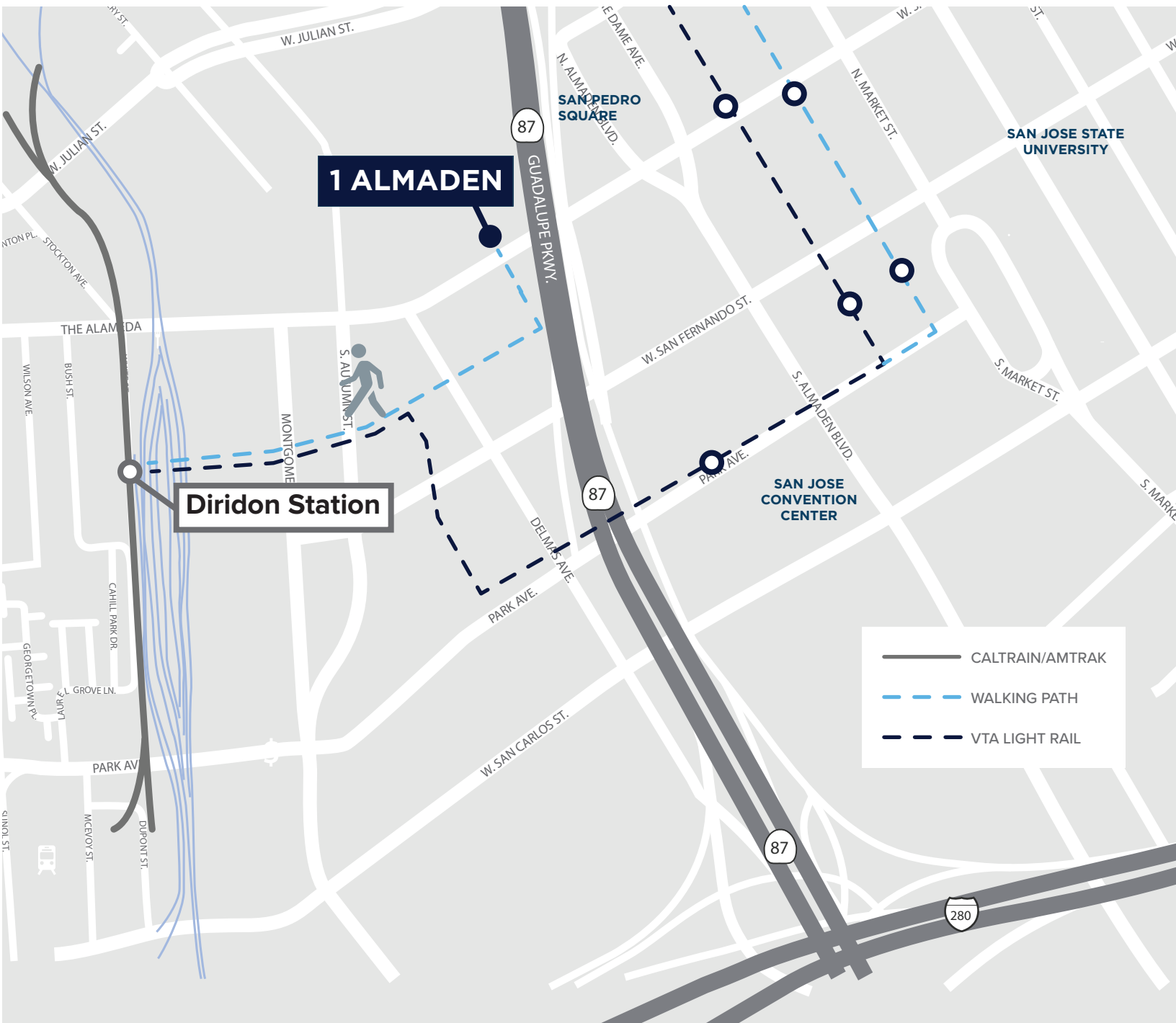
Parking Garages



80+

Caltrain Weekday
Stops

TRANSPORTATION MAP



05

Minute Walk from
The Almaden to San
Fernando VTA Light
Rail Stop

01

Minute on VTA Light Rail
Green Line from San
Fernando to San Jose
Diridon Station

11

Minute walk from
The Almaden to San
Jose Diridon Station

74

Minutes to
San Francisco Caltrain
Station from San Jose
Diridon Station



**CUSHMAN &
WAKEFIELD**



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